



POPPY COURT, HEADSTONE DRIVE, HARROW, HA3
£200,000 LEASEHOLD

LOCATION, LOCATION, LOCATION!

Tenure: Leasehold (81 years remaining approx.)
Service Charge: £2400.00 Per Annum
EPC Rating: C
Council Tax Band: C

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DESCRIPTION:

Winkworth Harrow are delighted to offer this purpose built, first floor one bedroom flat to the sales market.

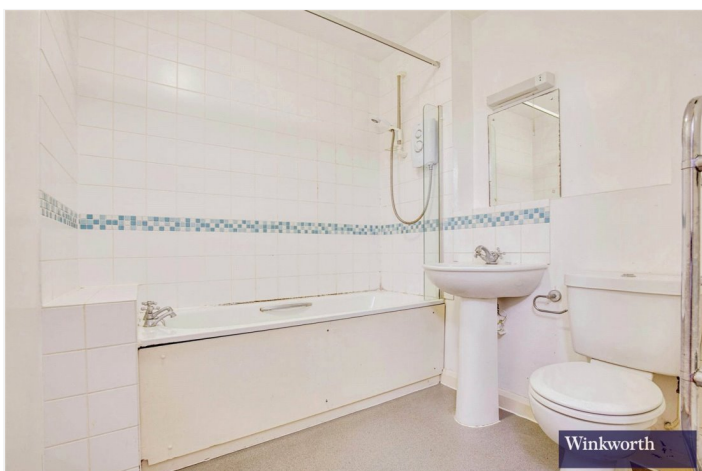
The accommodation comprises an entrance hallway, a light filled living room which leads to the open plan kitchen with fully integrated appliances, the bedroom to the property offers natural light in abundance.

Further benefits include a fully fitted bathroom and a storage room, ensuring adequate storage. Poppy Court benefits from approximately 81 years of unexpired leasehold which also includes a parking space.

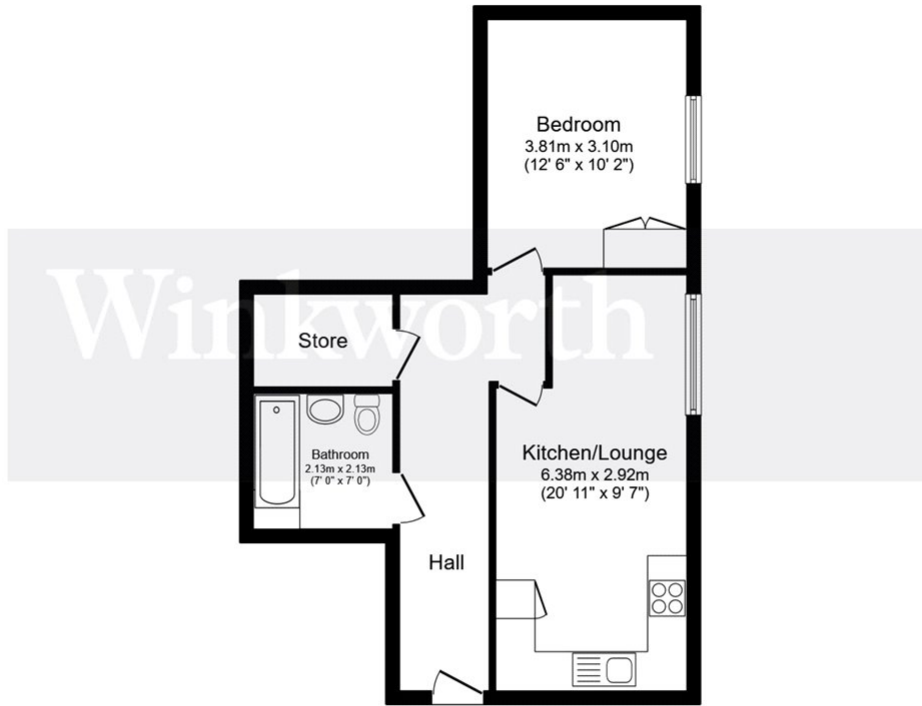
Ideal for avid investors and first time buyers alike, Poppy Court is conveniently located on Headstone Drive, which is a stone's throw away from the wealth of dining, shopping and leisure amenities that Harrow and Wealdstone has to offer.

Harrow and Wealdstone Station, offering seamless commutes into the City via the Bakerloo Line and London Overground services, is a short walk away.

Book your viewing now to avoid disappointment!







Total floor area 47.6 sq.m. (512 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	78	84
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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